

INIGO



Derwent Grove

LONDON SE22

£1,600,000 FREEHOLD

This handsome Victorian house is part of a neat terrace in East Dulwich. Extending over three storeys, it has five generous bedrooms, including a versatile space tucked in the eaves. The house's smart London stock brick façade is characterised by a grand stuccoed doorcase, while inside, bright interiors have been finished with thoughtful accents of colour. A tranquil garden is found at the rear, where beds brim with established perennials. Some of London's best schools are within easy reach, along with a wealth of coffee shops, wine bars, and the brilliant offerings of Lordship Lane, a five-minute walk away. East Dulwich station is a two-minute walk away for Overground services.

Setting the Scene

East Dulwich is arguably the finest example of 19th-century suburbia found in the Borough of Southwark. It rapidly transformed from fields and market gardens into housing during the Victorian era between 1865 and 1885, in large part due to the development of just two estates and the coming of the railways. The pastoral character is retained in the area's numerous parks, including Peckham Rye Common, Green Dale Fields and Goose Green.

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Local services were developed concurrently and included the grocery shops of Lordship Lane, St Clement's Church on Friern Road (replaced in 1957) and Dulwich Baths. To this day, there is a remarkable variety of architectural styles within the area, from the simplicity of Nutfield Grove to the flamboyant Victorian Gothic of Barry Road.

The Grand Tour

An olive-green door with intricate stained-glass panelling reveals a bright entrance hall, its soaring ceiling decorated with pretty floral plasterwork. The sitting room has similarly grand proportions, and is flooded with light from a large bay window toward the front of the house. Here, a cast-iron fireplace with forest-green tiles and brass detailing occupies a central position, while elaborate corncicing, a picture rail and a ceiling rose are markers of the house's storied past.

An archway leads to a second sitting room, where fitted storage cleverly conceals a work station papered in a floral print. Bench seating has been installed below open shelving to create a reading nook, and there is ample space for displaying favourite books.

In the kitchen, a wide window frames leafy views of the garden, while a skylight provides additional light. Wooden cabinetry is topped with marble work surfaces, and a butler sink has brass fittings. There is a breakfast bar, and plenty of room for storage and appliances. In the dining area, a cream-coloured log burner set into an alcove provides additional warmth on cooler evenings. The ground-floor plan is completed by a handy utility room tucked behind the kitchen.

A staircase with sisal carpeting and an olive-green balustrade ascends to the first floor. The principal bedroom is flooded with light, care of two sash windows with wooden shutters. Two fitted wardrobes are positioned on either side of a cast-iron fireplace with intricate floral tiling. An en suite bathroom has a walk-in shower, marble tiling and dual washbasins.

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There are two additional bedrooms on this floor, each drenched in a deep green hue. Both have shuttered windows, and in one bedroom open shelving has been inset into the original chimney breast. A shared bathroom is washed in mint green and has a bathtub with overhead shower.

On the second floor, a further bedroom is illuminated by a large skylight and a glazed door which opens onto a Juliet balcony. The eaves of the house have been converted into a bright bedroom. It has eaves storage, and would also be suitable as an office.

The Great Outdoors

A large patio garden is tucked at the rear of the house. Raised beds are filled with established perennials, while ivy creates a canopy of greenery on the rear fence. There is built-in bench seating, plus plenty of room for outdoor dining and entertaining.

The front garden has space for potted plants, with a gate that provides access to the rear garden.

Out and About

Derwent Grove is brilliantly located just a short walk from Goose Green, a tree-lined park perfect for a picnic and an afternoon stroll. The green expanses of Ruskin Park – with its community sauna – and Peckham Rye are only slightly further afield, and Dulwich Park sits to the south. Dulwich Leisure Centre is just an 11-minute walk from the house, and has a public swimming pool and gym.

Nunhead Cemetery, one of London's 'Magnificent Seven' cemeteries, is within walking distance and provides a tranquil spot for reflection. The Horniman Museum and its aquarium, butterfly house and pretty gardens is a short bus ride away, while the Dulwich Picture Gallery is also close by. Said to be England's oldest public art gallery, it was designed by Sir John Soane in 1817, and houses works by Rembrandt, Gainsborough, Canaletto and Poussin, among many others.

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Lordship Lane is home to a vast number of independent shops, including Mons Cheesemongers, Moxon's fishmongers, Franklin's delicatessen and the Picturehouse Cinema. East Dulwich is also home to a number of boutiques. Iyouall, the design and lifestyle store, is a favourite for furniture and stylish accoutrements.

Bellenden Road is a 15-minute walk away and has a host of deli shops and retailers, including the General Store, Flock & Herd Butchery, and Review Bookshop. Some other brilliant local spots in nearby Peckham include The White Horsepub, The Montpelier, Persepolis, Peckhamplex, Copeland Park & Bussey Building, Frame Architect's Market Peckham, and Nola Coffee.

The area is known for its schooling; state-run options include primary schools Rosendale, Dulwich Village, and Dulwich Hamlet, while private schools include Dulwich College and Dulwich Prep and Senior, James Allen's Girls' School and Alleyn's School.

East Dulwich station is a two-minute walk away, with Southern services to London Bridge in approximately 13 minutes.

Council Tax Band: E

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.